

406 - 410 Keele Street - Official Plan and Zoning By-law Amendment Application - Preliminary Report

Date:	September 20, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	17 196943 WET 13 OZ

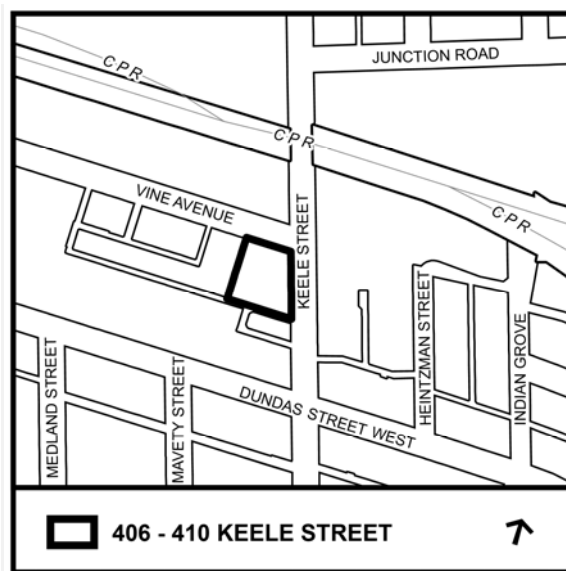
SUMMARY

This application proposes to amend the Official Plan and former City of Toronto Zoning By-law No. 438-86, to permit the construction of a six storey (including a mezzanine level above the ground floor and a roof-top stairway enclosure/clerestorey) residential building containing 30 dwelling units at 406 - 410 Keele Street, having a site density of 3.2 times the area of the lot. The five ground floor units fronting Keele Street are designed to accommodate live/work uses.

The lands are currently developed with a surface parking lot and an illuminated billboard display sign. The development would have a total of 26 below grade parking spaces accessed via Vine Avenue. Approximately 159 m² of outdoor amenity space and no common indoor amenity space is proposed.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting scheduled by staff, in consultation with the Ward Councillor, is targeted to be held in the fourth quarter of 2017. In a non-election year, a Final Report and statutory



public meeting under the *Planning Act* to consider the application would be targeted for the third quarter of 2018 (this target would assume the applicant provides all required information in a timely manner). However, it is anticipated that the statutory public meeting under the *Planning Act* will be held when Etobicoke York Community Council reconvenes after the election break.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 406 – 410 Keele Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no recent decision history related to the subject lands, however, there are examples of recent developments in the surrounding area, west of Keele Street.

In 2010, the Committee of Adjustment approved the severance of lands municipally known as 61-97 Vine Avenue to create five lots that would accommodate five new three storey street townhouses (File No. B1-4/10EYK).

In September 2015, City Council approved a Zoning By-law Amendment to permit a grocery store and ancillary parking for the lands municipally known as 100-108 Vine Avenue (By-laws 104-2017 and 105-2017).

Pre-Application Consultation

Two pre-application consultation meetings were held on November 30, 2016 and March 30, 2017 with the applicant to discuss complete application submission requirements. Staff noted concerns regarding the proposed building height, density, massing, setbacks and conformity with Official Plan Policies.

ISSUE BACKGROUND

Proposal

The proponent is proposing to develop the lands currently occupied by a surface parking lot and an illuminated billboard display sign, with a six storey residential building.

Included in the six storeys is a mezzanine level above the ground floor and a rooftop stairway enclosure that would provide access to the roof. The proposed building would have a maximum building height of 16.8 m, a total floor area of 4,545 m², and a density of 3.2 times the area of the lot.

The ground floor is designed to accommodate live/work uses along the Keele Street frontage. A total of 30 dwelling units are proposed, of which there would be 2 one-bedroom units, 12 two-bedroom units, 11 three-bedroom units and 5 live/work units (see Attachment 5 – Application Data Sheet).

The applicant has proposed 159 m² of outdoor residential amenity space at the rear of the proposed building, but no indoor residential amenity space.

Vehicular access to the building's single level of underground parking is proposed via Vine Avenue (see Attachment 1 – Site Plan). A total of 26 vehicular parking spaces (22 resident and 4 visitor parking spaces) and 32 bicycle parking spaces (27 resident and 5 visitor spaces) are proposed to serve the development.

Site and Surrounding Area

The lands are located at the southwest corner of the Keele Street and Vine Avenue intersection, which is located north of Dundas Street West and south of Junction Road. The lands are generally flat, having an area of 1,418 m², with lot depth of approximately 38.05 metres along the north lot line (Vine Avenue), 48.8 metres along the south lot line (abutting the Toronto Parking Authority parking lot), approximately 30.06 m for the west lot line (rear), and 34.26 m along Keele Street. The lands are presently occupied by a surface parking lot and an illuminated billboard display sign.

Surrounding land uses include:

North: Vine Avenue with 2 storey warehouse buildings and other non-residential buildings including permissions for a grocery store in an existing warehouse building, further north is the Canadian Pacific Rail corridor;

South: A Toronto Parking Authority parking lot, followed by Jackson Place (public lane), and two and three storey mixed use buildings on Keele Street to Dundas Street West. The Campbell Block located at 2856 Dundas Street West is a listed property under the Heritage Act, and 2854 Dundas Street West is designated under the Heritage Act. Both the heritage resources frame the north intersection of Dundas Street West and Keele Street;

East: Keele Street, with mixed use buildings ranging in heights from 11 to 25 storeys with ground floor retail uses fronting Keele Street, a gas station, and two and three storey mixed use buildings south along Keele Street to Dundas Street West; and

West: Two storey converted industrial buildings along Jackson Place, and two and three storey detached, semi-detached and townhouse dwellings along the south side of Vine Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;

- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Official Plan

The lands are designated *Neighbourhoods* on Map 17 –Land Use Map in the Official Plan (see Attachment 3: Official Plan). *Neighbourhoods* are considered physically stable areas comprised of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. In *Neighbourhoods*, development must be sensitive, gradual and generally "fit" the existing physical character by respecting and reinforcing the general physical patterns in the neighbourhood.

This application will be reviewed against the policies in the Official Plan including those in the Public Realm, Built Form and Housing sections of the Plan. Compliance with other relevant policies of the Official Plan including the environment and transportation will also be addressed. The Official Plan can be viewed at the following link:

http://www.toronto.ca/planning/official_plan/introduction/htm

Official Plan Amendment No. 320 (OPA 320)

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. OPA 320 re-establishes and underscores the principle that development (infill and/or underutilized sites) in *Apartment Neighbourhoods* should respect and reinforce the existing physical character of such areas.

The Minister of Municipal Affairs and Housing approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

Zoning

The lands are zoned I1D2 by former City of Toronto Zoning By-law No. 438-86. This zoning permits a wide range of non-residential uses, including some light uses classified as Manufacturing and Related Uses, Industrial Workshops, Warehousing and Storage, Automobile Related Uses, Community Services and Facilities, among others. Residential uses are not permitted.

The maximum density permitted in this zone is 2 times the area of the lot, to a maximum building height of 14 m.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan approval has yet to be submitted.

Tree Preservation

This application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant has submitted an Arborist and Tree Preservation Report, which is currently under review by staff.

Reasons for the Application

An Official Plan Amendment is required as the proposed building does not represent the prevailing building type in the neighbourhood, nor does the proposed building height conform with Official Plan *Neighbourhoods* Policies.

A Zoning By-law Amendment is required to permit the form, height and density of the residential development proposed. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Boundary and Topographic Survey;
- Architectural Plans (Context Plan, Site Plan, Floor Plans, Roof Plans, Elevations and Sections);
- Landscape Plans;
- Sun/Shadow Study;
- Planning and Urban Design Rationale Report;
- Draft Zoning By-law Amendment;
- Draft Official Plan Amendment;
- Public Consultation Strategy;
- Transportation Noise Feasibility & Vibration Assessment;
- Heritage Impact Assessment;

- Hydrogeological Study;
- Geotechnical Study;
- Phase One Environmental Site Assessment;
- Toronto Green Development Standard Checklist;
- Traffic Impact Study;
- Functional Servicing & Stormwater Management Report;
- Arborist Report and Tree Preservation Plan; and
- Building Massing Model.

A Notification of Complete Application was issued on July 12, 2017.

Issues to be Resolved

Based on a preliminary review of the proposal, the below issues/concerns have been identified:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the Official Plan;
- Existing pattern of development and open space within the block;
- Site layout, organization, scale, massing and density of the proposal;
- Shadow impacts;
- Noise attenuation;
- Provision of landscaping and sufficient outdoor amenity space for future residents;
- Provision of indoor amenity space;
- Provision of appropriate setbacks, separation distance and transition to surrounding properties, especially the abutting residential building at 11 Vine Avenue;
- Impacts on adjacent properties, including overlook and privacy;
- Site circulation, location of the proposed loading space and garbage storage;
- Assessment of traffic and transportation impacts;
- Appropriate servicing infrastructure to support the proposed development; and
- Review of Toronto Green Standard Checklist and Template for compliance with the Tier 1 performance measures.

Several of the issues noted above were raised by staff during pre-application meetings with the applicant. Staff requested the applicant review these issues and address these concerns in an application submission. These issues still remain unresolved. Additional issues may be identified through the review of the application, agency comments received and the community consultation process.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

Philip Carvalino, Senior Planner

Tel. No. 416-394-8233

Fax No. 416-394-6063

E-mail: philip.carvalino@toronto.ca

SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2a: North Elevation
- Attachment 2b: South Elevation
- Attachment 2c: East Elevation
- Attachment 2d: West Elevation
- Attachment 3: Official Plan
- Attachment 4: Zoning
- Attachment 5: Application Data Sheet

Attachment 1: Site Plan



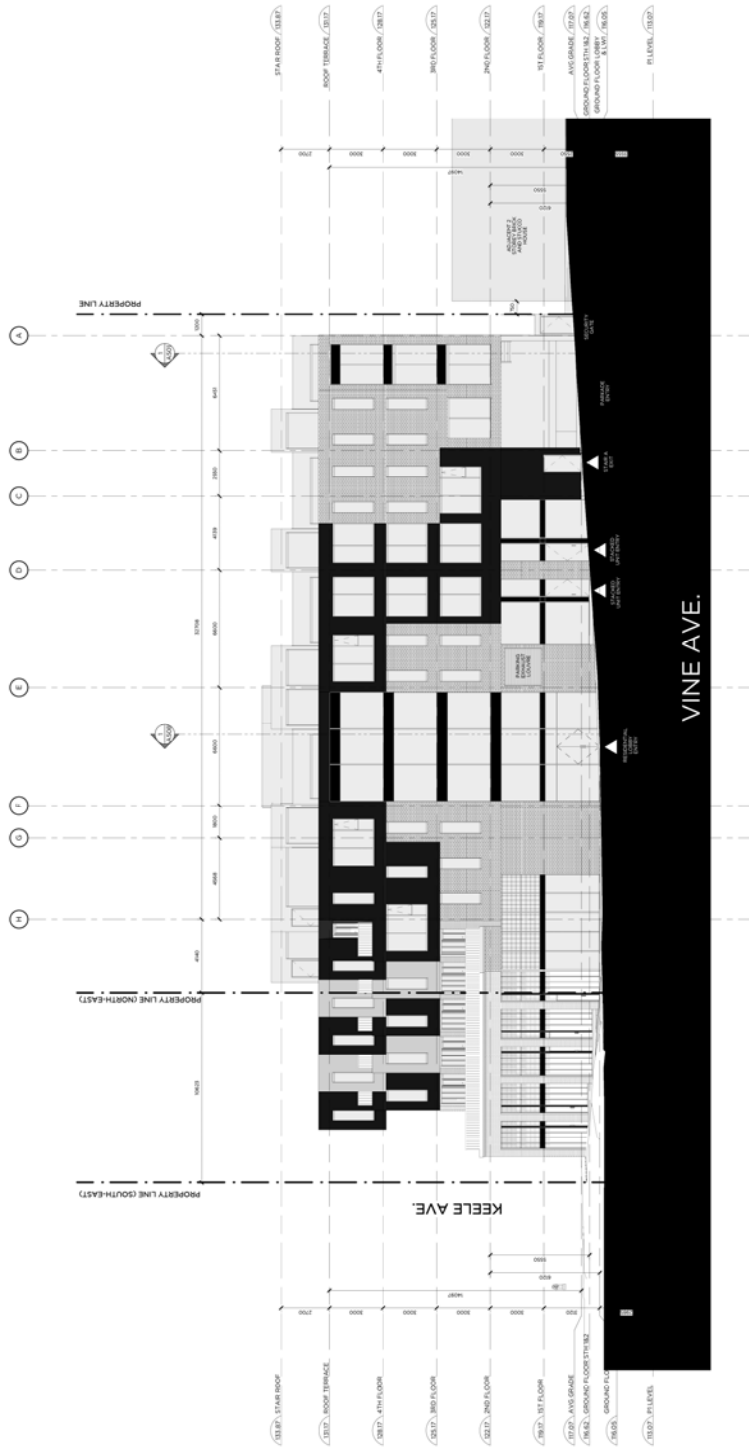
406 - 410 Keele Street

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 08/30/2017

File # 17 196943 WET 13 0Z

Attachment 2a: North Elevation



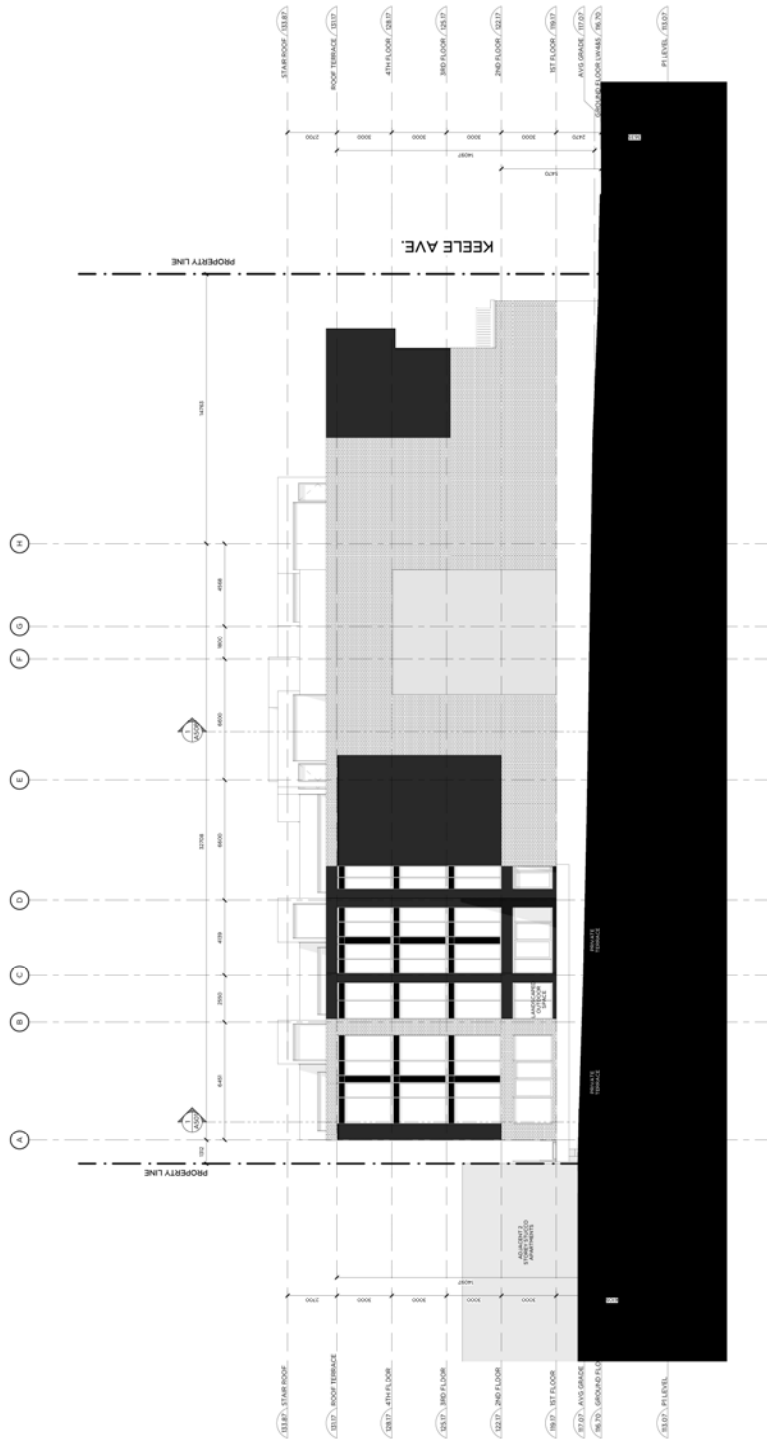
406 - 410 Keele Street

North Elevation
 Applicant's Submitted Drawing

Not to Scale
 08/30/2017

File # 17 196943 WET 13 0Z

Attachment 2b: South Elevation

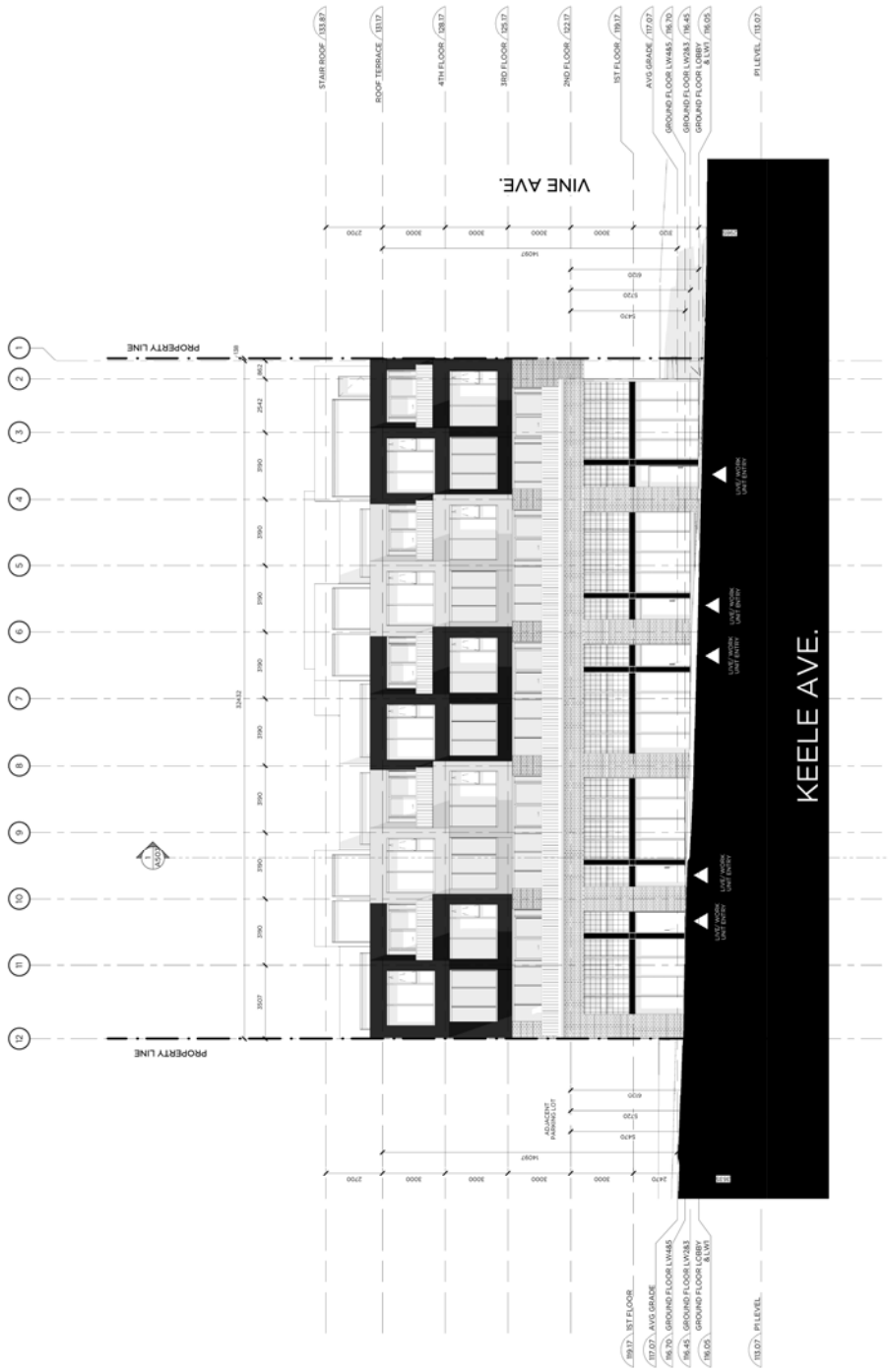


406 - 410 Keele Street

File # 17 196943 WET 13 0Z

South Elevation
 Applicant's Submitted Drawing
 Not to Scale
 08/30/2017

Attachment 2c: East Elevation



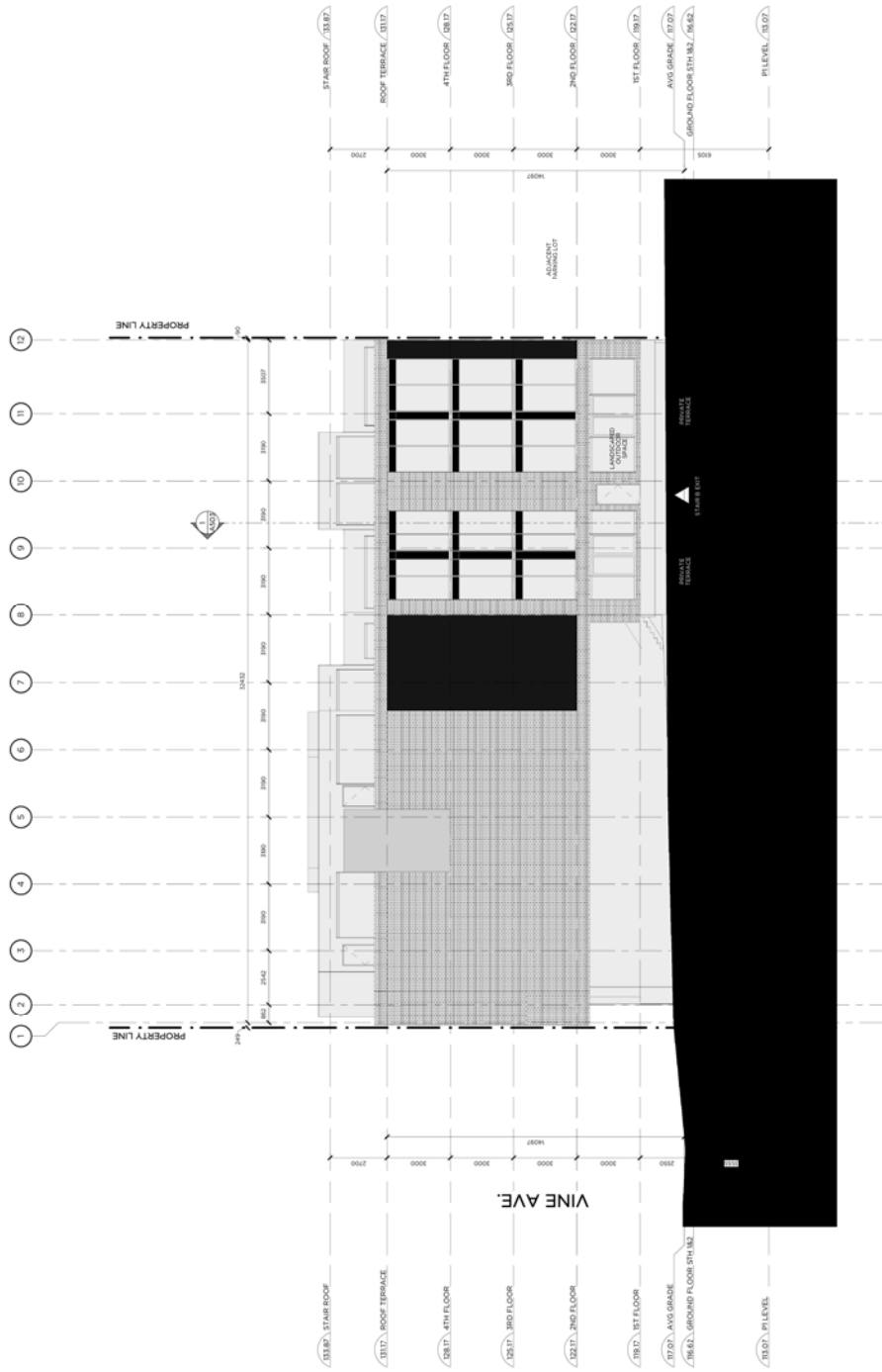
406 - 410 Keele Street

East Elevation
 Applicant's Submitted Drawing

Not to Scale
 08/30/2017

File # 17 196943 WET 13 0Z

Attachment 2d: West Elevation



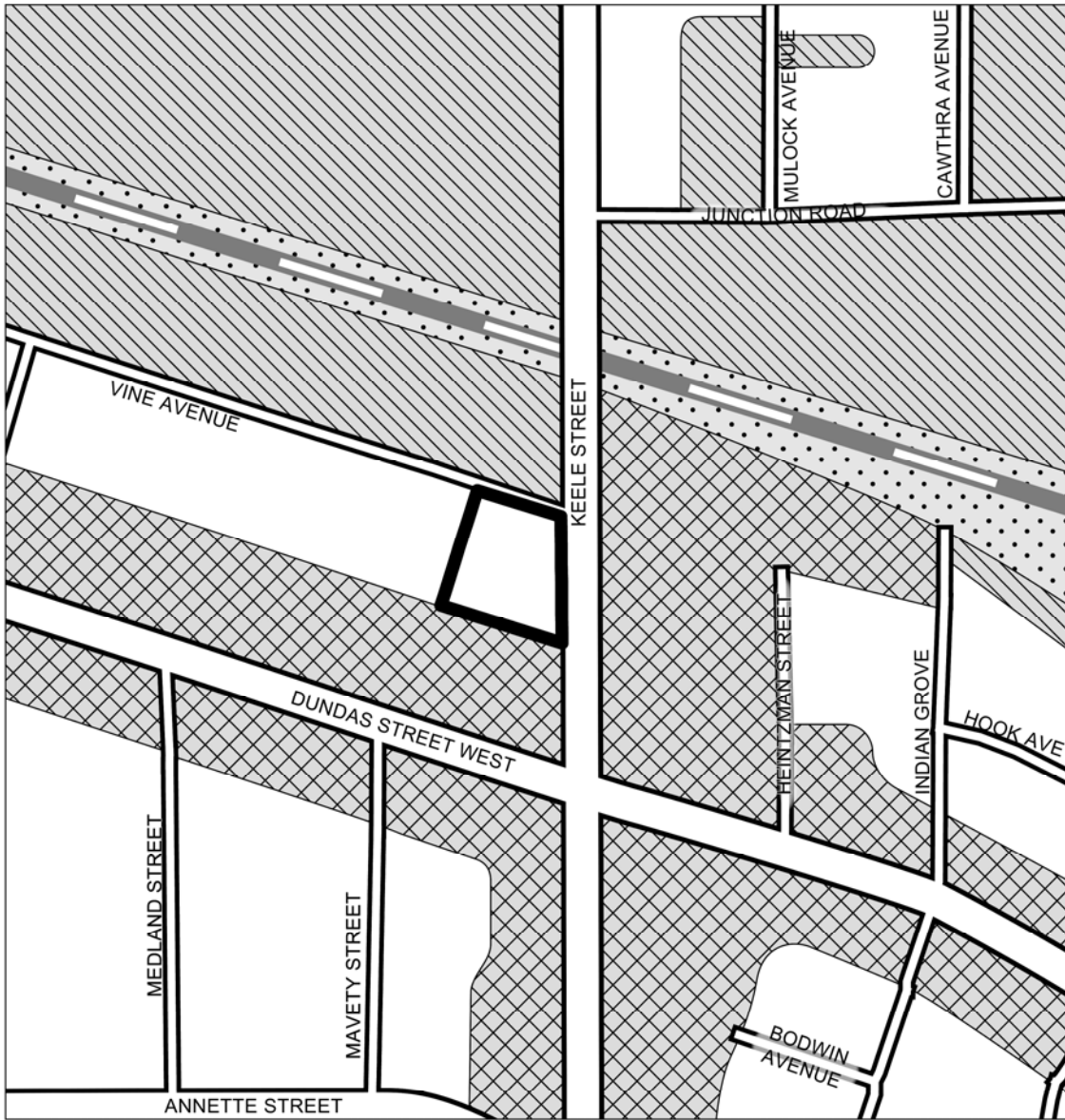
406 - 410 Keele Street

West Elevation
 Applicant's Submitted Drawing

Not to Scale
 08/30/2017

File # 17 196943 WET 13 0Z

Attachment 3: Official Plan



TORONTO
 Extract from Official Plan

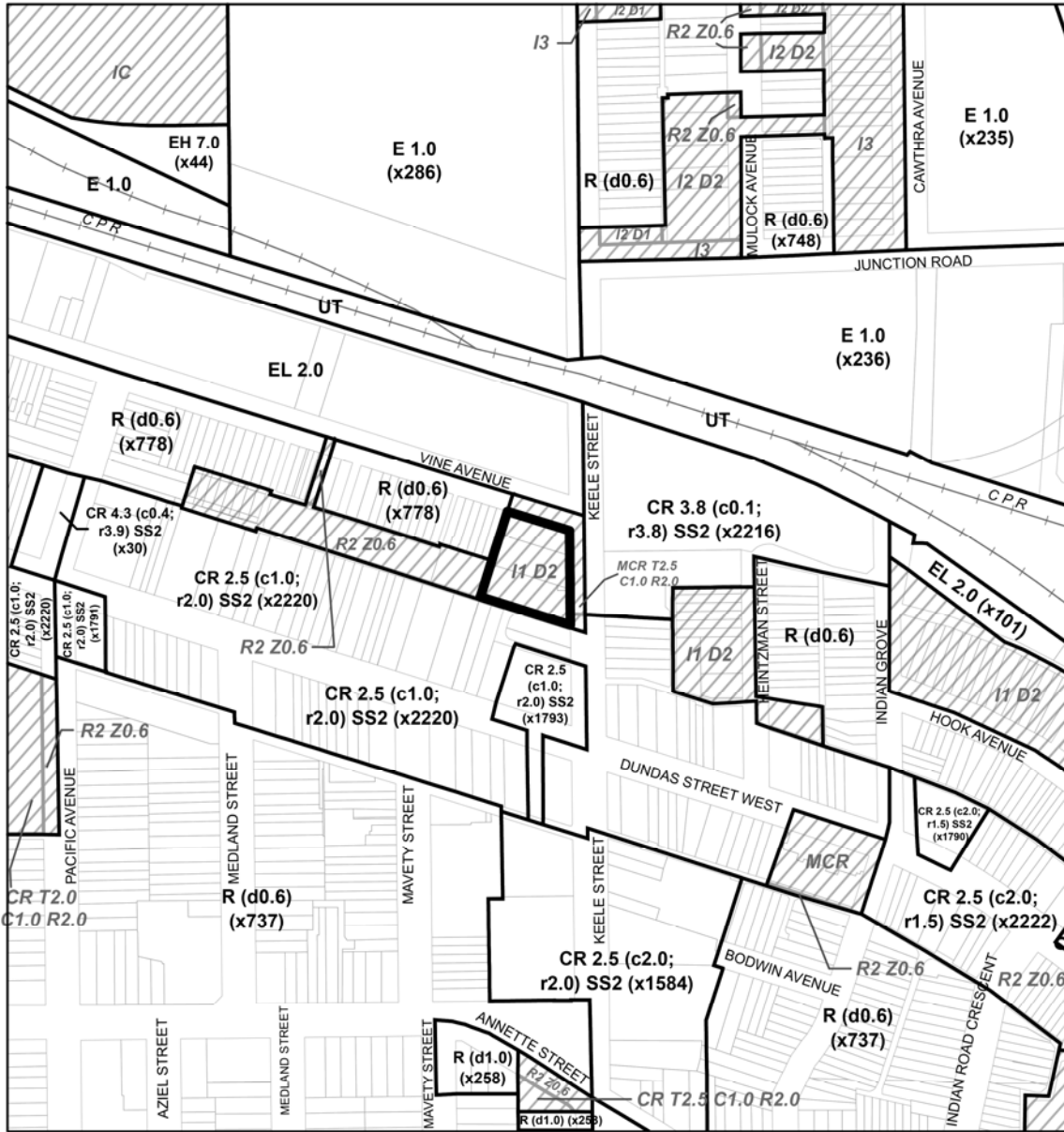
406 - 410 Keele Street

File # 17 196943 WET 13 02

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Employment Areas


 Not to Scale
 08/30/2017

Attachment 4: Zoning



Zoning By-Law No. 569-2013

406 - 410 Keele Street

File # 17 196943 WET 13 0Z

Location of Application

R Residential
CR Commercial Residential
EL Employment Light Industrial

E Employment Industrial
EH Employment Heavy Industrial
O Open Space
UT Utility and Transportation

See Former City of Toronto By-Law No. 438-86

R2 Residential District
CR Mixed-Use District
MCR Mixed-Use District
I1 Industrial District
I2 Industrial District

I3 Industrial District
IC Industrial District

Not to Scale
 Extracted: 08/30/2017

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 196943 WET 13 OZ
Details	OPA & Rezoning, Standard	Application Date:	July 12, 2017

Municipal Address: 406-410 KEELE STREET

Location Description: PLAN 1040 PTLOT13 LOTS 14&15 PLAN 603 PT LOT 33 RP 64R15481 PARTS 4 & 6 RP 66R17613 PART 5 **GRID W1304

Project Description: Official Plan and Zoning By-law Amendment application to permit the development of a 6 storey residential building containing 30 units, with 2 storey live/work uses proposed for the ground level units.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC 3 Church St, Toronto, ON M5E 1M2 (416) 947-9744		RAW Design 317 Adelaide St W, Toronto, ON M5V 1P9 (416) 599-9729	406-410 KEELE DEVELOPMENTS LIMITED 3845 Bathurst Street, Ste 305 Toronto, ON, M3H3N2

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	No
Zoning: I1 D2		Historical Status:	No
Height Limit (m): 14		Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1,418	Height:	Storeys:	6	
Frontage (m):	34.26		Metres:	16.8	
Depth (m):	38.05				
Total Ground Floor Area (sq. m):	680				Total
Total Residential GFA (sq. m):	4,545		Parking Spaces:	26	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	4,545				
Lot Coverage Ratio (%):	61				
Floor Space Index:	3.2				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	2 (6.7%)
2 Bedroom:	12 (40%)
3 + Bedroom:	16 (53.3%)
Total Units:	30 (100%)

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		4,545	0
Retail GFA (sq. m):		0	0
Office GFA (sq. m):		0	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

CONTACT: **PLANNER NAME:** **Philip Carvalino, Senior Planner** **TELEPHONE: 416-394-8233**